# WASHINGTON STATE BUILDING CODE COUNCIL APPLICATION FOR REVIEW OF A PROPOSED STATEWIDE AMENDMENT TO THE WASHINGTON STATE BUILDING CODE

2012 Code Adoption Cycle

Log #	12-010
	(office use only)

## PLEASE FOLLOW INSTRUCTIONS ON PAGE FIVE

[ ] International Building Code					
[ ] International Banding code	[ ] State Energ	y Code			
[ ] International Existing Building Code					
[ ] ICC ANSI A117.1 Accessibility Code	[ ] Internationa	ıl Fuel Gas Code			
[ x] International Residential Code	[ ] NFPA 54 N	ational Fuel Gas Code			
[ ] International Fire Code	[ ] NFPA 58 L	iquefied Petroleum Gas Co			
[ ] Uniform Plumbing Code					
SectionR325 Pag	ge70	- <u></u>			
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gned: Proponent	Title	Date			
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Proponent					
Proponent esignated Contact Person:	Title  Plans Examine Title				
Proponent esignated Contact Person:  Chris Edmark Name  Address: 2000 Lakeridge Drive SW	Plans Examine				
Proponent esignated Contact Person:  Chris Edmark Name	Plans Examine				

<b>5. Proposed Code Amendment</b> . Reproduce the through all deleted language. Insert any order to continue the established number for amendment or more than one page is additional pages may be attached. (Please	separate new ring system of s needed for re	sections in the code.	the appropriate If more than or the affected sec	e place in the code in ne section is proposed etion of the code,
Code _International Residential Code_	Section _	R325_	Page	70
Amend section to read as follows:				
;	SECTION R	325		

## **ADULT FAMILY HOMES**

**R325.1** General. This section shall apply to all newly constructed adult family homes and all existing single family homes being converted to adult family homes. This section shall not apply to those adult family homes licensed by the state of Washington department of social and health services prior to July 1, 2001.

**R325.2 Submittal Standards.** In addition to those requirements in Section 106.1, the submittal shall identify the project as a Group R-3 Adult Family Home Occupancy. A floor plan shall be submitted identifying the means of egress and the components in the means of egress such as stairs, ramps, platform lifts and elevators. The plans shall indicate the rooms used for clients and the sleeping room classification of each room.

**R325.3 Sleeping Room Classification.** Each sleeping room in an adult family home shall be classified as:

- 1. Type S where the means of egress contains stairs, elevators or platform lifts.
- 2. Type NS1 where one means of egress is at grade level or a ramp constructed in accordance with R325.9 is provided.
- 3. Type NS2 where two means of egress are at grade level or ramps constructed in accordance with R325.9 are provided.

**R325.4 Types of Locking Devices** <u>and Door Activation.</u> All bedrooms and bathroom doors shall be openable from the outside when locked. Every closet door shall be readily openable from the inside.

Operable parts of door handles, pulls, latches, locks and other devices installed in adult family homes shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. <u>Pocket doors shall have graspable hardware available when in the closed or open position.</u>

The force required to activate operable parts shall be 5.0 pounds (22.2 N) maximum. Required exit door(s) shall have no additional locking devices. Required exit door hardware shall unlock inside and outside mechanisms when exiting the building allowing re-entry into the adult family home without the use of a key, tool or special knowledge.

R325.5 Smoke and Carbon Monoxide Alarm Requirements. All adult family homes shall be equipped with smoke and carbon monoxide alarms installed as required in Section R314 and Section R315.1. Alarms shall be installed in such a manner so that the fire detection device warning may be is audible in from all parts areas of the dwelling upon activation of a single device—alarm.

**R325.6 Escape Windows and Doors.** Every sleeping room shall be provided with emergency escape and rescue windows as required by Section R310. No alternatives to the sill height such as steps, raised platforms or other devices placed by the openings will be approved as meeting this requirement.

**R325.7 Fire Apparatus Access Roads and Water Supply for Fire Protection.** Adult family homes shall be served by fire apparatus access roads and water supplies meeting the requirements of the local jurisdiction.

R325.8 Grab Bars. Grab bars shall be installed for all water closets and bathtubs and showers. The grab bars shall comply with ICC/ANSI A117.1 Sections 604.5 and 607.4 and 608.3.

**Exception:** Grab bars are not required for water closets and bathtubs and showers used exclusively by the staff of the adult family home.

R325.8 Grab Bar General Requirements. Grab bars shall be installed for all water closets, bathtubs and shower stalls meeting all the following requirements:

Exception # 1: Grab bars are not required for water closets, bathtubs and shower stalls used exclusively by the staff of the adult family home.

R325.8.1 Grab Bar Cross Section. Grab bars with a circular cross section shall have an outside diameter of 1-1/4 inches minimum and 2 inches maximum. Grab bars with noncircular cross section shall have a cross section dimension of 2 inches maximum and a perimeter dimension of 4 inches minimum and 4-5/8 inches maximum.

R325.8.2 Grab Bar Installation Grab bars shall have a spacing of 1-1/2 inches between the wall and the bar. Projecting objects, control valves and bathtub or shower stall enclosure features above, below and at the ends of the grab bar shall have a clear space of 1-1/2 inches to the grab bar.

Exception # 1: Swing-up grab bars shall not be required to meet the 1-1/2 spacing requirement.

Grabs bars shall have a structural strength of 250 pounds applied at any point on the grab bar, fastener, mounting device or supporting structural member. Grab bars shall not be supported directly by any residential grade fiberglass bathing or showering unit. Acrylic bars found in bathing units are not acceptable prohibited.

Fixed position grab bars, when mounted, shall not rotate, spin or move and have a graspable surface finish.

R325.8.1 Grab Bars at Water Closets: Water closets shall have grab bars mounted on both sides. Grab bars can be a combination of fixed position and swing-up bars. Grab bars shall meet the requirements of R325.8.

R325.8.1.1 Fixed Position Grab Bars. Fixed position grab bars shall be 36 inches in length and start 12 inches from the rear wall.

R325.8.1.2 Swing-up grab bars. Swing-up grab bars shall be a minimum of 28 inches in length from the rear wall. Grab bars shall mount between 33 inches and 36 inches above floor grade. Centerline distance between grab bars, regardless of type used, shall be between 25 inches minimum and 30 inches maximum.

**R325.8.2** Grab Bars at Bathtubs: Horizontal and vertical grab bars shall meet the requirements of R325.8.

R325.8.2.1 Vertical Grab Bars. Vertical grab bars shall be 18 inch long and installed at the control end wall and head end wall. Grab bars shall mount within 4 inches of the exterior of the bath tub edge or within 4 inches within the bath tub. The bottom end of the bar shall start between 36 inches and 42 inches above floor grade.

**Exception:** The required vertical grab bar can be substituted with a floor to ceiling grab bar meeting the requirements of R325.8 at the control end and head end entry points.

R325.8.2.2 Horizontal Grab Bars. Horizontal grab bars shall be provided at the control end, head end, and the back wall within the bathtub area.

Grab bars shall be mount between 33 inches and 36 inches above floor grade. Control end and head end grab bars shall be 24 inches in length. Back wall grab bar shall be 36 inches in length.

R325.8.3 Shower Stalls: The minimum size of shower stalls for an adult family home shall be 30 inches deep by 48 inches long. Horizontal and vertical grab bars shall be provided. Grab bars shall meet the requirements of R325.8.

**Exception:** Shower stalls with permanent built-in seats are not required to have vertical or horizontal grab bars at the seat end wall. A vertical floor to ceiling grab bar shall be installed within 4 inches of the exterior of the shower aligned with the nose of the built-in seat.

R325.8.3.1 Vertical Grab Bars. Vertical 18 inch grab bars shall be installed at the control end wall and end wall. Vertical bars shall mount within 4 inches of the exterior of the shower stall or within 4 inches inside the shower stall. The bottom end of vertical bars mount between 36 inches and 42 inches above floor grade.

R325.8.3.2 Horizontal Grab Bars. Horizontal grab bars shall be installed on all sides of the shower stall mounted between 33 inches and 36 inches above the floor grade. Horizontal grab bars shall be a maximum of 6 inches from adjacent walls. Horizontal grab bars shall not interfere with shower control valves.

**R325.9 Ramps.** All interior and exterior ramps, when provided, shall be constructed in accordance with Section R311.8 with a maximum slope of 1 vertical to 12 horizontal. The exception to R311.8.1 is not allowed for adult family homes. Handrails shall be installed in accordance with R325.9.1.

**R325.9.1 Handrails for Ramps.** Handrails shall be installed on both sides of ramps between the slope of 1

vertical to 12 horizontal and 1 vertical and 20 horizontal in accordance with R311.6.3.1 through R311.6.3.3.

**R325.10 Stair Treads and Risers.** Stair treads and risers shall be constructed in accordance with R311.7.4. Handrails shall be installed in accordance with R325.10.1.

**R325.10.1 Handrails for Treads and Risers.** Handrails shall be installed on both sides of treads and risers numbering from one riser to multiple risers. Handrails shall be installed in accordance with R311.7.7 through R311.7.7.4.

Are additional pages attached? Yes

Please note number of additional pages: 30

Log#_	
<u> </u>	(office use only)

Supporting Data for Statewide Amendment Proposals This information is required for all statewide amendment proposals. Attach supporting documentation, as necessary; incomplete proposals will not be accepted.

The SBCC requires supporting data on any amendment proposal to show:

- a. That it meets basic criteria See Part I to specify how this proposal meets the criteria for code amendment.
- The intended effect—See Part II to describe the purpose of the proposed amendment, including the benefits and the problems addressed.
- c. The potential impacts or benefits on business—See Part III/Types of Construction, to explain how methods in construction businesses, industries and services would be affected.
- d. The potential impact on enforcement procedures, See Part III/Types of Services Required, to provide some analysis of the impacts on code enforcement in local jurisdictions.
- e. Economic costs and benefits Use the Table in Part IV of this form to estimate the costs and benefits of the proposal on the construction industry, the user and/or public, the enforcement community, and operation and maintenance.

### Part I & Background information on amendment.

Code References: R325_ Title: Adult Family Homes	
Related codes:None	(Does this amendment change other related codes?)
Proponent: Thurston County, City of Lacey and DSHS	Phone: (360)786-5466 Date: 12/28/11
NOTE: State-wide and emergency state-wide amendn	nents to the state building code must be based on one of the following criteria;
please indicate the pertinent rationale for the proposed	amendment by selecting from the list below:
(1) The amendment is needed to address a crit	ical life/safety need.

- (2) The amendment is needed to address a specific state policy or statute.
- (3) The amendment is needed for consistency with state or federal regulations.
- (4) The amendment is needed to address a unique character of the state.
- (5) The amendment corrects errors and omissions.

This amendment is need to address a life/safety needs of grab bars and carbon monoxide detection, address the existing International Residential Code section R325 code language that is unique to the Washington State for Adult Family Homes.

#### **Part II** ❖ Amendment Benefit:

PROBLEM(S) ADDRESSED (Describe the intended effect of the proposed code amendment):

To align the code with the requirements of DSHS for adult family homes by:

- 1. Providing grab bars at the appropriate location for elder care.
- 2. Requiring doors that do not self lock on exiting so that staff can re-enter the structure, without keys to assist multiple clients.
- 3. Providing detection of carbon monoxide for early warning and evacuation.

PRIMARY REASON FOR AMENDMENT: (Describe how the amendment meets one of the criteria listed above) The State of Washington created these regulations in the International Residential Code Section R325 so that adult care may be provided in a residential setting. Adults within these homes may have mobility concerns. As we get older we will become weak and frail. Grab bars are important to assist clients and caregivers in fall prevention.

Using the grab bar standards in ANSI A117.1 would require extensive remodeling in existing homes. These costs may discourage the creation of these homes within the residential community. Also, as care for adult residents evolves, the need for different criteria for grab bars has become apparent to insure the safety of these residents. Additional grab bars shown in the ANSI A117.1-2003.1 standard are unnecessary in an adult family home.

Carbon Monoxide monitors are required in residential homes constructed under R315. Since existing residences are used for adult family home, they are not required to install carbon monoxide detectors until 2013 and only where there is a fuel fired appliance or an attached garage. With the fragile health and mobility of adults within these homes to consider, it is important for early detection regardless of the source of the carbon monoxide.

#### TYPE OF BENEFITS PROJECTED:

- 1. Reduced cost of care for the residents when falls can be prevented. Less use of emergency medical response to transport patients for medical treatment. The cost of medical treatment may be negated. The need nursing care may be negated.
- 2. Better health for the elderly. Due to the sedentary period of recovery some elderly residents may not return to the same level of health after a fall. People who experience broken bones run the risk of deadly blood clots forming.
- 3. Early detection means early evacuation of residents.
- 4. Improved emergency re-entry to assist resident egress.

Part	Ш	*	<b>Amendment</b>	<b>Impacts</b>	or	<b>Benefits:</b>
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TYPES OF CONSTRUCTION:  $\square$  New Construction  $\square$  Alteration/Tenant Improvement/Repair  $\square$  Residential-Single Family  $\square$  Residential-Multi Family  $\square$  Commercial  $\square$  Industrial

## List businesses/industries affected by amendment

Fire Protection Industry: None
Specific Construction Contractors & Trades: Remodelers

Construction Supply Industry: <u>Accessible grab bar suppliers</u>

Specialty Trades:NoneTypes of Buildings:ResidentialManufacturers:None

#### Types of Services Required:

List any reporting, record keeping or other requirements. Indicate if equipment, material or services required by this proposal are available from multiple sources.

No record keeping is required to accommodate the modification to the existing code language.

Equipment is available from multiple sources. See internet cost sheets.

#### Part IV & Amendment Costs and Benefits

	Construction <sup>1</sup>			Enforcement <sup>2</sup>			Operations & Maintenance <sup>3</sup>		
Building Type	Costs	% impact	Benefits <sup>5</sup>	Costs	% impact <sup>4</sup>	Benefits <sup>5</sup>	Costs	% impact <sup>4</sup>	Benefits <sup>5</sup>
Residential									
Single family	\$1800.00	100	none	no change	no change	No change	none	0	Not applicable
Multi-family	0								
Commercial/Retail	0								
Industrial	0								
Institutional	0								

<sup>&</sup>lt;sup>1</sup> \$ / square foot of floor area or other cost. Attach data. **Construction** costs are costs prior to occupancy, and include both design and direct construction costs that impact the total cost of the construction to the owner/consumer.

<sup>&</sup>lt;sup>2</sup> Cost per project plan. Attach data. **Enforcement** costs include governmental review of plans, field inspection, and other action required for enforcement.

<sup>&</sup>lt;sup>3</sup> Cost/benefits to building owner/tenants over the life of the project.

<sup>&</sup>lt;sup>4</sup> Cost differential over a specific size project or range of projects as determined by the proponent. Provide sufficient cost and benefit detail to clarify the impact to the Council. All data should be created and referenced to third party reputable sources for verification.

<sup>&</sup>lt;sup>5</sup> Include measurable benefit to the user and/or public from Part II.